CITY OF REDMOND
DESIGN STANDARDS CHECKLIST

Emerald Heights - COURTYARD: INDEPENDENT LIVING BUILDING
CUP LAND-2018-00586 & SPE LAND-2018-00617

Purpose: The intent of the Design Standards Checklist is to demonstrate compliance to the City's design standards, to identify critical project design issues, and note how these issues have been addressed. This is a working document to be used by both the Applicant and Staff throughout the design process.

Redmond Design Standards
The City of Redmond's design standards are composed of two elements: Intent Statements which are then followed by Design Criteria.

Intent statements describe the City's objectives for each design standard and *are the requirements that each project **must** meet*. All applications that require design review shall comply with the intent statements for each applicable design standard.

The **Design Criteria** that follow the intent statements are ways to achieve the design intent. Each criterion is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the intent statement.

If "**shall**" is used in the design criterion, all applications **shall** comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category. The use of "shall" appears in bold as "**shall**".

Instructions: The Design Standards Checklist contains three columns for the reviewer (staff and the applicant) to complete. Planning Staff and the Applicant should begin working on completing the Checklist at the earliest opportunity within the design process. The checklist will become part of the project record and be forwarded to the Redmond Design Review Board prior to their final approval of the project. (See example below)

To be completed by the Applicant – Applicant Evaluation:
1.Place an "**X**" in the box for each applicable intent statement *where the proposed design meets the intent statement*.
2.Please mark the box "**NA**" if the statement is not applicable.
3.Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Planning Staff – Staff Evaluation:
1.Place and "**X**" in the box when the project achieves the intent statement.
2.Please mark the box "**NA**" if the statement is not applicable.
3.Leave the box **blank** if the intent statement is applicable, yet the project does not comply.

To be completed by Applicant and Staff – Comments:
Comments are used to illustrate compliance to the intent statements or to highlight important design aspects of the project as necessary. Each comment box does not need to be completed. Statements by the applicant are also necessary to demonstrate compliance to any of the applicable "**shall**" statements in the Design Criteria portion of the checklist. Comments may also be used by staff to illustrate areas of non-compliance.

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	Applicant Evaluation	City Staff Evaluation	
(a)To use building design to create a transition between development and natural features.	X	BTS	Emerald Heights is located on Education Hill within the Central Education Hill subarea. This area is a mix of single family residential (SFR) neighborhoods combined with larger scale institutional developments, including the Redmond High School, Redmond Junior High School, Horace Mann Elementary School, and Emerald Heights. The proposed building is located within the southern portion of the Emerald Heights campus, between the main campus entry and the Trailside Independent Living building. Much like the Trailside building, the Courtyard project will serve as a transition from Redmond High School to the Emerald Heights campus.
(b)To promote a gradual transition between different uses.	X	BTS	Emerald Heights is zoned R6 with a building height limit of 35'. The surrounding single family homes are zoned R4 with the same height restrictions of 35 '. The surrounding neighborhoods are planned developments with homes built in the early 1990's. Every home consists of the same architectural vernacular from the early 1990's: gabled roofs, brick veneer around the garage doors, lap siding with muted paint colors. The Emerald Heights campus' original building was constructed in the early 1990's and draws from the same architectural vernacular; a gable roof with cream colored lap siding. Since then, there have been additions and new buildings. All the new buildings are designed with a northwest modern design aesthetic, reflecting many new residential and multifamily designs on NE 111th S, NE 116th St. and throughout Redmond, and providing an appropriate and current architectural response.
(b)To promote a gradual transition between different uses. Continued	X	BTS	In order to create a seamless transition between the adjacent single family developments, the new additions to the Emerald Heights campus, and Emerald Heights original buildings, the proposed building employs a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional single family residential materials, colors and modulation. In particular, the proposed building will be clad with a combination of panel and lap siding, includes significant modulation and facade “step backs” at various locations and elevations, and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill. Further, the proposed development carries forward the treed/vegetated character of Education Hill by retaining several significant trees and supplementing that vegetation with new trees. The new trees have been upsized along the east end, adjacent to the campus entry, to create more low level screening right after construction. The new vegetation will grow to provide screening for the proposed building and Emerald Heights campus blend with other developed areas in the Central Education Hill subarea.
Design Criteria			
(a) Intersections shall be designed to facilitate both pedestrian and vehicular movement.	N/A	BTS	There are no new intersections proposed with this development.
21.60.020 Context, Circulation, And Connections			
21.60.020(B) Design Contexts			
(1) Intent			

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(a)To provide contextual references that can be used to encourage creative and distinctive designs for new development and redevelopment projects while avoiding sameness in design	X	BTS	Emerald Heights is located on Education Hill within the Central Education Hill subarea. This area is a mix of single family residential (SFR) neighborhoods combined with larger scale institutional developments, including the Redmond High School, Redmond Junior High School, Horace Mann Elementary School, and Emerald Heights. The proposed building is located within the southern portion of the Emerald Heights campus, between the main campus entry and the Trailside Independent Living building. Much like the Trailside building, the Courtyard project will serve as a transition from Redmond High School to the Emerald Heights campus. In particular, the proposed building will be clad with panel and lap siding, includes significant modulation and facade "step backs" at various locations and elevations, and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill. Further, the proposed development carries forward the treed/vegetated character of Education Hill by retaining significant on site vegetation and supplementing that vegetation with new trees and vegetation that will grow to provide screening for the proposed building and Emerald Heights campus commensurate with other developed areas in the Central Education Hill subarea.
(b)To create contexts that capture the community visions and values as reflected in the Comprehensive Plan, Redmond Zoning Code, and Design Review Handbook. Contextual elements could include the following:	X	BTS	The proposed building reflects the community visions and values reflected in many provisions of the Comprehensive Plan and other applicable codes. The Technical Committee Report to the Hearing Examiner issued as part of the 2011 rezone explains how the proposed expansion at Emerald Heights implements the vision in the Comprehensive Plan and Education Hill Neighborhood Plan. In particular, the 2011 Tech Report explains how "development intensity is regulated by lot coverage, and impervious surface area limits," and further that "the heights [35'] and setbacks [15'] were chosen for compatibility with neighboring properties and the zone in mind." Tech Committee Report p. 7. In an effort to achieve this compatibility, the proposed building and site design conform to applicable height, coverage, and setback standards. Moreover, Emerald Heights is proposing an extended setback from the south property line, adjacent to Redmond High School, ranging from 22 ft to 45 ft instead of the required minimum 15 ft to provide supplemental landscaping. Further, as noted in 2011 Tech Report, Emerald Heights implements Education Hill policy N-EH-14, which "encourage[s] a mix of housing types, styles and a range of choices while maintaining the overall single-family character of established neighborhoods in Education Hill." Emerald Heights offers an alternative to SFR for seniors who would like to live in a community setting with a range of housing types and services, including independent living, assisted living memory care and skilled nursing. As the Puget Sound population continues to grow, our residents age, increasing the demand for these specialized senior housing opportunities. While attempting to serve this demand for senior housing, the proposed development does not encroach into the adjoining "established neighborhoods in Education Hill" that retain their single family character.

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(b) Continued	X	BTS	Also, as noted in the Comprehensive Plan, Emerald Heights is located within a portion of Education Hill identified as the Central Education Hill subarea. This subarea includes a mix of development types including not only SFR developments, but also several institutional scale developments, including the Redmond High School, Redmond Junior High School and Horace Mann Elementary School. Consequently, larger scale developments are a common feature within this portion of Education Hill, interspersed with SFR neighborhoods, such as Abbey Road Chatsworth, and Canterbury developments. The combination of developments creates the context and character of this area.
(i)Context Defined by Natural Forms and Patterns. These are natural landforms found in the Sammamish River Valley and other parts of the City. Examples include river contour forms; river bench terraces; multiple silhouette ridgelines; and panoramic vistas with associated mountain, lake, river, and ravine forms.	N/A	BTS	
(ii)Historic and Cultural Context. Historic landmarks and the section of Leary Way framed by older historic structures have been identified as contributing to the historic character of the City. In addition, Redmond's native peoples and Redmond's heritage as a logging and farming community, and as a historic urban crossroads, define the more general historic and cultural context of the City.	N/A	BTS	Additional Comp Plan policies are addressed elsewhere in this checklist.
(iii)Architectural Context. This includes buildings with articulated facades, pedestrian-friendly scale and detailing, historic building features or character, and interesting rooflines.	X	BTS	The building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with panel and lap siding, includes significant modulation and "step backs" at different elevations, and will be painted muted tones to blend with the wooded environment on Education Hill. In addition, the design includes an interesting roofline through façade modulation, roof overhangs, and balconies. The contemporary architectural expression is consistent with that of the recently constructed residential and support buildings built on campus. The recent addition to campus were enthusiastically supported by Redmond DRB representatives and City planners as adding a new, vibrant, design vocabulary to the campus. In previous Design Review meetings on these earlier buildings, the board encouraged a modern design aesthetic, complimentary to the existing buildings in texture and materials. Additionally, the assisted living building which has a similar design aesthetic as this project has had two design review meetings. In both meetings, DRB members gave enthusiastic responses to the designs represented in the meeting notes.
(2) Design Criteria			
(a)Site development should not substantially alter natural landforms.	X	BTS	(2)(a) The design incorporates existing topography, utilizing the existing grade change to conceal parking areas underground.
(b)Developments that have a historic or cultural context should incorporate or enhance historic or cultural references with the use of symbolic design details, interpretive signs or informational plaques.	N/A	BTS	(2)(b) N/A

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(c)Developments within an area that is consistent with the goals and vision within the Comprehensive Plan, and have a distinctive common architectural context in terms of building height, roof type, base, cap, windows, entries, and other similar features should carry it forward with consistent architectural types, materials and detailing.	X	BTS	(2)(c) The proposed development is consistent with the goals and vision of the Comprehensive Plan. The City's Technical Committee determined as part of the 2011 rezone that the proposed increase in density of senior housing on the site implemented the goals and policies of the Comp Plan. See 2011 Tech Report. pp. 6 (attached).
(c)Continued	X	BTS	The FW Policies outlined in the Technical Report from the City Staff stated that *"The Emerald Heights Rezone would expand the existing retirement community and provide for additional senior housing needs within the City over a 20 year time period within the existing facility. The proposed rezone would concentrate additional housing with adequate services" and "The Emerald Heights Rezone provides for a variety of senior housing types within the Education Hill Neighborhood. The proposed expansion is a response to market demands for an increase in the number of units needed to serve the needs of the community"* (FW-9 & FW-13). This building fulfills the policies by creating density, and diversity of housing and reduces *"FW-19 Make each neighborhood a better place to live or work by preserving and fostering each neighborhood's unique character, while providing for compatible growth in residences and other land uses, such as businesses, services, or parks*." Emerald Heights is preserving and fostering it's unique more modern character within it's campus providing variety in the neighborhood. In addition, the proposed development implements the City's goal of providing adequate densities to meet the City's housing needs. LU-1. Emerald Heights's data shows strong demand for new independent living units in Redmond. The existing campus has limited site development opportunities. The proposed development meets the independent living need through infill on Emerald Heights's existing campus. The building is designed to respond to its surroundings including the Emerald Heights campus and Central Education Hill subarea. LU-6. additionally, the building footprint is articulated to preserve existing landscaping and providing opportunity for landscaping infill.
(c)Continued	X	BTS	Further, the proposed development is consistent with the City's development standards for height, scale, development intensity, and landscaping. LU-9. In particular, Emerald Heights is proposing a significant setback from the adjacent property line, ranging from 22 ft from 45 ft instead of the required minimum 15 ft setback. Within that setback, Emerald Heights will provide additional landscaping beyond minimum requirements with a mixture of existing significant trees and new vegetation. The new trees along the east facade, adjacent to the campus entry will be 15-18 feet high evergreens at installation. This landscape will promote compatibility and provide a transition to the single family residential areas across the street from the Emerald Heights campus entry. This landscape exceeds the landscape provided by other uses in the neighborhood. LU-11; RZC 21.08.370(C)(v).

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		BTS	Finally, as explained above, the building's architecture mirrors recent campus architecture; a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with panel and lap siding, includes significant modulation and facade "step backs" at different elevations, and will be painted to blend with the wooded environment on Education Hill. In addition, the design includes an interesting roofline through façade modulation, roof overhangs, and balconies. Emerald Heights's intention with this design is to ensure the building design complements the existing architectural context from the Emerald Heights campus, while picking up and integrating elements from the adjoining SFR neighborhoods. RZC 21.08.370(C)(5)(a).
21.60.020(C) Natural Features – Ridgelines and Hill Tops			
(1) Intent			
(a)To reduce natural hazards and impacts on the natural environment, and to minimize the visual impact of development on hillsides.	X	BTS	The proposed development reduces impacts on the existing critical areas on site by locating the proposed development away from those areas (Class III stream and steep slopes on the north and west boundaries of the Emerald Heights campus). The proposed development will not affect any prominent ridgelines or wind-resistant vegetation on ridgelines.
(b)To respect natural landforms and to use them to provide definition between various parts of the community and to provide project identity.	N/A	BTS	
(2) Design Criteria			
(a) Development on hillsides should minimize visual and environmental impact by incorporating the following techniques as appropriate: (i)Except in Urban Centers, locate structures to ensure the tops of structures are located below prominent ridgelines or the vegetation along ridgelines. (ii)Retain existing wind-resilient vegetation along ridgelines.	X	BTS	The proposed development will not affect any prominent ridgelines or wind-resistant vegetation on ridgelines. There are not ridgelines within or around Emerald Heights.
21.60.020(D) Relationship to Adjacent Properties			
(1) Intent			
(a)To promote the functional and visual compatibility between adjacent neighborhoods and different land uses; (b)To encourage building designs which use natural, historical, traditional, or cultural context references to create elements which link the development to the neighborhood and community; (c)To use building design to create a transition between development and natural features; (d)To promote a gradual transition between different uses.	X	BTS	(1)(a)-(d) The proposed independent living project is made up of two buildings over a single sub-grade parking garage to follow the sloping site while providing the required fire department access to all sides of the structures. The proposed building is located on the south side of the Emerald Heights campus, next to the recently completed Trailside building, also independent living units. In an effort to reflect both the Emerald Heights character and the surrounding neighborhood, the building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. In particular, the building will be clad with panel and lap siding, includes significant modulation and "step backs" at different elevations, and will be painted muted tones to blend with the wooded environment on Education Hill. In addition, the roofline will appear varied through the use of architectural features such as overhangs and balconies. More importantly, Emerald Heights is proposing a setback from the adjacent property lines ranging from 22 to 45 feet instead of the required minimum 15 ft to allow for additional landscaping along the property line.
(1)(a)-(d) Continued	X	BTS	Emerald Heights will maximize the screening of the building using existing significant trees and new vegetation, including 15-18 foot high

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		BTS	existing significant trees and new vegetation, including 15-18 feet high evergreen trees at installation adjacent to the campus entry at the east end of the building. Within 10 years, these trees are estimated to grow to 10-20 feet in width and 30-40 feet in height which will substantially screen the new building from adjoining SFR uses from the campus entry. This landscaping will promote compatibility and provide a transition to the SFR areas across the street from portions of the Emerald Heights property. The level of vegetative screening next to the campus entry will far exceed the screen provided from other development along 176th Street NE, which are generally screened by a single row of street trees, a six foot high cedar fence, and sporadic trees and vegetation on individual properties.
(2) Design Criteria			
(a)Coordinate proposed development with surrounding site planning and development efforts on adjacent properties.	X	BTS	See responses to (1)(a)-(d) above
(b)The site's zoning and other relevant Comprehensive Plan policies **shall** be considered as indicators of the desired direction for the area and project.	X	BTS	See explanation of consistency with the Comprehensive Plan under RZC 21.60.020(B)(2)(c) above
(c)Properly link proposed development to existing and planned walkway, trail, street drainage and utility systems, and assure efficient continuation of such systems. (d) Consider the impact of building mass, color, lighting, and design upon adjacent open spaces, continuity of identified public view corridors, public open spaces or parks, and recreation areas.	X	BTS	The proposed new building will connect with the main campus by a central courtyard and trail around the entire site for the independent residents to walk and enjoy the outdoors. The current plan rebuilds the trail after construction. As part of the City's code Emerald Heights is improving approximately 60 feet of side walk along 176th Ave NE near the campus entry to improve the pedestrian experience along the street. Two detention tanks are attached to the building to handle storm water associated with the project and not impact existing storm water ponds.
(2) (c-d) Continued	X	BTS	Additionally, as part of the approval process for the new independent living project, Emerald Heights will be upgrading a down stream manhole in the existing Abbey Road neighborhood, fixing a flow issue the City has struggled with for many years. The proposed development is not adjacent to any open spaces, parks, or identified public view corridors.
(e) Designs **shall** minimize impacts to historic structures or sites, and mitigate impacts through such means as: (i) Developments adjacent to historic landmarks should ensure that significant features of historic landmarks are not obscured from public view. In cases where this is not fully possible, developments **shall** mitigate with photo documentation showing the significant features that will be obscured and the relationship of the structure to that adjacent site prior to construction of the obscuring structure. (ii) Use of color on developments adjacent to historic landmark structures that allow the existing historic landmarks to remain prominent within the immediate area. (i) Use of materials or design that emulate existing historic landmarks but which can be differentiated in age from that of the landmark. (iv) Views from the new development may include views of significant features of the historic landmark.	N/A	BTS	
21.60.020(E) Relationship to Street Front.			
(1) Intent			

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(a)To create a relationship between a development and the street front that provides safety and amenities for a development's residents, employees, and customers, and for surrounding properties. (b)To relate residential development to the street front that helps define neighborhood character. For example, residential areas with porches and balconies can create a sense of community and improve safety along public sidewalks and streets.	X	BTS	1)(a), (b) and (d) See responses to RZC 21.60.020(B) and (D) above. As an amenity for the Emerald Heights' residents, landscaped open space plazas are provided throughout the campus. For the new independent living project, a new centralized courtyard is proposed between the two new buildings (over the single parking garage structure). This courtyard provides an added amenity that is connected to the existing walking trail that loops the campus. It is provided in the development for campus residents only; providing areas for resting, reading, outdoor dining and relaxation. It creates an opportunity for neighborhood resident interaction, creating a sense of community while improving safety along the public walk and street. In addition, Emerald Heights design of the proposed building includes significant facade modulation, using design elements and colors intended to correlate with adjacent residential developments and relate to the street frontage. These features include building setbacks and step backs, roof overhangs, balconies and traditional panel and lap siding patterns painted neutral tones to blend both with the vegetation and match neighboring residential color schemes. Further, the proposed development will retain the existing meandering trail on the Emerald Heights Campus as an amenity for Emerald Heights' residents. Emerald Heights will also provide approximately 60 ft of new sidewalk on the public ROW, near the campus entry, to extend the existing sidewalk in the area to maintain a unified streetscape.
(c)To relate commercial development to the street front to ensure active street environments that encourage pedestrian activity, stimulate business, and encourage walking as a transportation mode. For example, commercial buildings with windows and entries oriented to the street can enhance pedestrian activity.	N/A	BTS	
(d)To create an attractive street edge and unified streetscape, and provide pedestrian access where it does not conflict with private property security issues.	X	BTS	Emerald Heights will replace approximately 60 ft of existing gravel path along the public right-of-way with new sidewalks to match and extend the existing sidewalks. This will promote compatibility and provide a transition to the SFR areas that abut portions of the Emerald Heights property. Existing treescape along the right-of-way next to the campus entry will remain. The level of existing vegetative screening far exceeds the screen provided from other development along 176th Street NE, which are generally screened by a single row of street trees, a six foot high cedar fence, and sporadic trees and vegetation on individual properties.
(2) Design Criteria.			
(a) Building setbacks from public streets should be minimized in commercial developments.	N/A	BTS	
(b)Buildings should be arranged on site to minimize distances between buildings to create a walk able environment.	X	BTS	Independent Living residents maintain strong, lasting relationships with their neighbors and friends from within the campus. They take part in many of the activities within the main campus and continue to have strong social connections with others on campus. The proposed buildings come with a centralized courtyard that is connected with the existing walking trail that loops the campus. It provides an added amenity where the residents can gather and engage in various activities together. It is the goal of Emerald Heights to integrate all residents in meaningful ways that encourage interaction among residents of all levels and abilities.

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(c)All development **shall** include site-planning measures to create an attractive street edge and accommodate pedestrian access. (i) Define the street edge with buildings, landscaping or other features. (ii) Provide for a sidewalk at least five feet wide if there is not space in the public right-of-way (ROW). (iii) Provide building entries that are accessed from the sidewalk. Preferably these access ways should be separated from the parking and drive aisles. If access traverses the parking lot, then it should be raised, clearly marked by a change in surface treatment, or both.	X	BTS	2(c)(i)-(ii) As explained under RZC 21.60.020(D) above, the proposed development will include significant landscaping with a meandering trail 5 feet wide that will create an attractive pedestrian amenity within the property line. A centralized outdoor courtyard for relaxation and recreation is provided between the two new buildings (over the single parking garage structure) providing opportunity for neighborhood interaction. The east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The north and west side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The code required setback is 15' from the property line. The proposed project setback from the property at the south ranges from 22 ft to 45 ft. This increased setback allows several existing trees to remain. Where tree removal is necessary, they will be replaced at a 1:1 ratio. The Technical Committee Report for the rezone noted that: The phased development may result in some tree removal and associated loss of habitat for tree- and ground-dwelling species within the site and outside the NGPE. . Beyond the project site boundary, there is a line of existing street trees that remains as part of the streetscape. (iii) The proposed development will be accessed from sidewalk on Circle Drive, the circle road internal to Emerald Heights RZC 21.32.050 states that the minimum size of trees will be: Deciduous trees: two-inch caliper, Evergreen trees: six-foot height, and Vine maples and other multi-stemmed trees: seven-foot height. All the new trees at the east facade, adjacent to the campus entry, are proposed to be 15 - 18' tall at installation exceeding the minimum requirement stated in the code providing a denser screen right after construction.
(iv) For businesses which require outdoor display oriented to the street, such as nurseries and auto sales, the street edge shall be defined.	N/A	BTS	
(d) Create a streetscape to allow for the safe movement of pedestrians. Wherever possible, relegate parking and drive-through passageways to the side and rear of all buildings.	X	BTS	The existing side walk loop around the entire campus is beside the loop drive. There are many pathways leading to the main building from the loop sidewalk. There is a side walk along the front of the new Trailside building with crossings to the loop sidewalk. There is an existing nature trail that runs along the perimeter of the site. The proposed project will have a side walk in front of the surface parking leading to the entrances of the proposed buildings with a new canopy that connects the two building entrances and provides partial cover over the centralized courtyard. The existing walking trail will also continue around these new buildings. 176th St has sidewalks on both sides of the street that meander through grassy areas and there are street trees planted on both sides of the street from just north of Emerald Heights entrance to NE 104th St. As part of the project, approximately 60 ft of existing gravel walks along 176th Ave NE will be replaced with concrete sidewalks to match and extend the existing sidewalks along the public right-of-way. There is an enhanced crossing at the campus entrance to Emerald Heights.
(e) Provide site development features that are visible and pedestrian accessible from the street. These features could include plazas, open space areas, employee lunch and recreational areas ,architectural focal points, and accent lighting.	X	BTS	(2)(e) N/A. Emerald Heights is a private senior community. Access is limited to a single point at the intersection of 176th St NE and Circle Drive. Secondary fire access is also provided at NE 111th St. Overall, the intention of the proposed development is to minimize its appearance from the street front and adjacent properties, rather than to invite non-residents into the campus. The entrance to the campus will not change.

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(f)Where nonresidential ground floor uses such as structured parking are permitted, windows, rather than blank walls, **shall** be provided on the street level in order to encourage a visual link between the business and passing pedestrians. A minimum of 60 percent of the length of the storefront area facing streets (between two feet and seven feet above the sidewalk) **shall** be in non-reflective, transparent glazing.	N/A	BTS	
21.60.020(F) Street Design.			
(1) Intent.			
(a)To balance the needs of vehicular, transit, pedestrian and bicycle uses, and to create attractive streetscapes, while maintaining safety as the top priority; (b)To create attractive connections that provide safe linkages to public facilities, shorelines, and other public open spaces, and that complement the aesthetics of adjacent natural features and buildings	X	BTS	(1)(a)-(b) See responses to 21.60.020(B), (D) and (E) above. In addition, the proposed design will retain the existing street right-of-way for vehicular, bicycle and transit use. The proposed development will also include a meandering trail 5 feet wide providing safe and attractive pedestrian facilities. The nature trail connects to Emerald Heights internal sidewalk system in several locations. Existing pedestrian street sidewalk along 176 Ave NE and mature street tree canopies will remain as is. In addition, as part of this project, approximately 60 ft of gravel walk will be replaced with a concrete sidewalk to match and extend the existing sidewalk along 176th Ave NE and 179 Ave NE, continuing the existing streetscape already established.
(2) Design Criteria.			
(a) Design streets to be consistent with terrain,intersection configurations, and connections to streets or adjacent sites. (b) Minimize steep gradients in circulation patterns to the extent allowed by site topography. (c) Promote safety through adequate sight distance, limited driveways on busy streets, and avoidance of difficult turning patterns. (d) Allow safe, efficient access for emergency vehicles (e) Discourage through-traffic and long curvilinear cul-de-sacs, while assuring adequate circulation between neighborhoods. (f) Accommodate transit on arterial streets and, where appropriate, within internal circulation systems. Width, geometry, slopes, and construction materials should be suitable for transit service. Transit stops should be included at appropriate intervals. (g) Where possible, streets and internal circulation systems should frame vistas of retail areas, public buildings, parks, open spaces, and natural features, especially Lake Sammamish, the Sammamish River, Bear and Evans Creeks, and forested slopes.	N/A	BTS	The proposed development does not include any changes to the street network. All public streets, the internal loop driveway, the emergency access and intersections are existing and will remain as is.
(h)Intersections shall be designed to facilitate both pedestrian and vehicular movement.	N/A	BTS	The proposed development does not include any new street intersections.
(i) Provide shade trees along all streets. Street trees spacing and tree species shall follow the City's street tree plan, and plantings techniques shall be selected to create a unified image for the street, provide an effective canopy, avoid sidewalk damage, and minimize water consumption. Drip irrigation systems and native drought tolerant landscaping are encouraged. Trees should vary along different streets to prevent excessive planting of any one species.	X	BTS	Existing street trees along the public right-of-way will remain as is. The proposed 60 ft of new sidewalk replaces an existing gravel path in order to match and extend the existing sidewalks along 176th St.

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(j) Within the shoreline jurisdiction, streets and bridges shall be designed to enhance shoreline visual, physical and cultural access by incorporating special design features, such as viewpoints, gateway design elements, street furniture, decorative lighting, landscaping, public art or street graphics.	N/A	BTS	There are no shorelines or parks adjacent to this project
21.60.020(G) Transit			
(1) Intent.			
(a)To encourage transit use through building orientation and site design;	X	BTS	There is an existing transit route along 179th Ave NE & 176th Ave NE with a bus stop located outside Emerald Heights' main entrance. The bus stop and route will not be disturbed. The pedestrian sidewalk will be closed during construction of the new sidewalk.
(b)To provide safe and continuous pedestrian access to transit facilities;	X	BTS	There is an existing pedestrian route to the bus stop and will remain as is.
(c)To consider minimizing the distance between buildings and transit stops;	N/A	BTS	The residents of the new building do not utilize public transportation. They rely on Emerald Heights' bus/van service or family for transportation therefore locating the entrance close to the bus stop is not applicable.
(d)To encourage weather protection for those waiting for transit.	N/A	BTS	The existing bus stop is covered
(2) Design Criteria.			
(a)Provide transit stops and improvements where the intensity of use and expected demand supports transit use. Transit stops **shall** include space for shelters meeting King County standards and ten feet between the curb to the back of sidewalk, unless other site requirements require a larger sidewalk. The area devoted to shelters and wider sidewalks may be included in setbacks and may be counted toward required landscaping.	X	BTS	There is an existing transit route along 179th Ave NE & 176th Ave NE with a bus stop located outside Emerald Heights' main entrance. The bus stop and public transit route will not be disturbed
(b) Along high traffic volume streets, a number of transit stop alternatives, such as building "passenger bulbs" or transit stops where sidewalks extend to the traffic sidewalk lane, should be installed. Bulbs allow transit to stop easily, and people are prevented from parking at the stop. (c) Provide direct access to transit stops from buildings via defined, safe pathway systems. (d) Locate parking lots to the side and rear of buildings. Avoid making pedestrians walk across expansive parking lots to reach transit stops. (e) Consider a covered and lighted entrance outside the structure or other effective options where residents or patrons may wait for transit out of the weather. (f) Focus the location of buildings onsite to concentrate present and future transit use and to encourage residential use of transit. (g) Consider orienting buildings toward the street and locate them as close as practicable toward existing or proposed transit stops. Minimize walking distances between buildings and transit stops. Building entries should be within 1,000 feet of the transit stop.	X	BTS	The new independent living building will demolish 50 surface parking stalls. These stalls are assigned to residents in independent living. The new parking garage under the building and 9 new surface stalls will replace the demolished parking stalls. Residents utilizing these stalls can safely travel from the parking garage to the lobby and cross the loop drive via a crosswalk to the pedestrian paths around the campus. Independent living residents utilize Emerald Heights bus/van service when desired. Currently, Emerald Heights has very few residents that utilize public transportation (under 10). For staff, Emerald Heights encourages car pooling and alternative means of transportation.
(h) If the development will have a retail use, locate the storefront close to the transit stop.	N/A	BTS	

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(i) Security walls and fences should include gates that employees can open from both sides to provide access to and from transit stops.	N/A	BTS	
21.60.020(H) Pedestrian and Bicycle Circulation.			
(1) Intent.			
(a)To improve the pedestrian and bicycling environment by making it easier, safer, and more comfortable to walk or ride among residences, to businesses, to the street sidewalk, to transit stops, through parking lots, to adjacent properties, and connections throughout the City;(b)To enhance access to on- and off-site open space areas, shoreline access areas, and pedestrian/bicycle paths.	X	BTS	Bicycle paths along 176th Ave NE will remain. Existing pedestrian street walkways and mature street tree canopies on 176th Ave NE & 179th Ave NE will remain as is. As part of this project, sidewalk improvements are proposed along the ROW, south of the campus entry. Approximately 60 ft of existing gravel path will be replaced with a concrete sidewalk to match and extend the existing sidewalk along the public right-of-way.
(2) Design Criteria.			
(a) Provide pedestrian walkways that minimize walking distances from principal building entrances to all businesses, uses, and buildings on the development site; existing or planned sidewalks; and the street right-of-way. (b) Provide pedestrian walkways that connect to adjacent properties, except when adjacent properties are multi-family developments of fewer than three dwelling units, or when the pathway could connect a multi-family development to a manufacturing or industrial use, or a manufacturing or industrial use to another manufacturing or industrial use. Barriers that limit future pedestrian access are prohibited. Gates that limit access to employees are permitted.	X	BTS	Within the existing campus, there are existing pedestrian trails and sidewalks that will remain. The nature trail around the entire campus is well used by the independent living residents. The trail is proposed to be re-installed between the new building and the property line. There are pedestrian paths all around the campus with crossings to the new Courtyard building and the other buildings. These pathways are heavily utilized by the residents and staff.
21.60.020(I) Vehicle Entrances and Driveways			
(1)Intent.			
(a) To provide safe, convenient vehicular access to sites without diminishing pedestrian access and visual qualities	X	BTS	Access into and out of the existing campus is existing and will not change. The existing circle drive will provide vehicular access to the proposed building. The pedestrian traffic around the campus will remain with additional pedestrian connections from the new building with a crossing at the entrance to the new facility. At the main entrance into Emerald Heights there is pedestrian crossing with stamped concrete delineating it from the main road and the entrance and new ADA ramps. This crossing was improved 3 years ago.
(2)Design Criteria.			
(a)Minimize parking lot entrances, driveways, and other vehicle access routes onto private property from a public right-of-way.	X	BTS	The proposed development does not include any changes to the existing vehicle entrances or driveways
(b)Driveway lanes crossing a public sidewalk **shall** be no wider than the minimum required per entry or exit lane. The City may impose additional restrictions to parking lot and vehicle access point locations to reduce impacts to public safety, pedestrian movement, on-street vehicle circulation, and visual qualities.	N/A	BTS	

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(c) Joint driveways between adjacent developments should be provided when the proposal meets the following: (i)Joint access is legally available; (ii)The proposal promotes safety for pedestrians and operators of automobiles minimizing the interaction of vehicles and pedestrians; and (iii)The proposal promotes proper dispersal of traffic mode and behavior to support traffic management objectives. (d) Minimize conflicts between entries and vehicle parking and maneuvering areas.	N/A	BTS	Access to the campus is existing. There are no joint driveways to adjacent developments.
21.60.020(J) Parking Lot and Structured Parking Location and Design			
(1) Intent.			
(a)To encourage parking design that provides for distribution of parking in a balanced manner across the project site plan, avoiding where possible a concentration of all of the parking in front of the building;	X	BTS	All the parking is distributed throughout the campus. The new project replaces carport and surface parking with below grade parking. There are 9 surface parking stalls located in front of the new buildings with a 5' foot sidewalk and 5' landscape buffer. The majority of the new parking stalls are located in the parking garage below grade.
(b)To provide for clear internal vehicle circulation patterns and consideration of pedestrian walkways in parking lots;	X	BTS	The clear vehicle path is Emerald Heights private internal 176th Circle Drive. Emerald Heights had residential style street lights throughout the campus. These lights will remain.
(c)To set standards for paving, lighting, and other design elements;	N/A	BTS	Emerald Heights had residential style street lights throughout the campus. These lights will remain.
(d)To provide for joint entrances and exits;	N/A	BTS	There are no joint entrances and exits in the development
(e)To reduce the negative impacts of parking and circulation facilities on highly visible public open spaces, such as shorelines and other natural open spaces.	X	BTS	There are no public shoreline or natural open spaces adjacent to this project. The parking garage will be built as a sub-grade structure below the residential levels to minimize its visibility. The wide R.O.W can technically be classified as an "open space". As part of the proposed development approximately 60 ft of gravel path will be replaced with a new concrete sidewalk to match and extend the street sidewalk along 176th St.
(2) Design Criteria.			
(a)Locate parking where possible behind buildings and away from areas of public visibility and shorelines.	X	BTS	All parking is internal to the campus along the drive or under the new building. There are 74 stalls located under the building and 9 surface stalls located on the internal loop drive.
(b)Integrate parking area design with landscape design in a way that reduces the visual impact of impervious surfaces and provides adequate screening of parking from public view, while allowing sufficient visibility to enhance safety. Parking areas should provide for landscaping next to buildings and alongside walkways.	X	BTS	The parking associated with this project is under building or off the internal loop drive and as such does not have a visual impact to public views. Other outdoor parking is limited to the internal driveway and not visible to the public except if they are traveling on Circle Drive. Access to the below building parking garage is not visible to public view from outside the campus. Access is via a short drive that is screened from Circle Drive by an outdoor landscaped courtyard and other landscape elements.
(c)Reduce pavement areas for vehicular use by avoiding the use of parking aisles with parking located only along one side.	X	BTS	The proposed development is removing 6 existing carports with surface parking and replacing the parking with some surface parking and parking under the building. At this particular location, the circle drive has parking on both sides of the drive
(d)Convenient, clearly identified pedestrian access **shall** be provided from the interior of parking areas and street front walkways. See Figure 60.10 below.	X	BTS	There is a clearly defined pedestrian pathway for the surface stalls and inside the parking garage.
(e)Site layout for individual parcels should be designed to provide reciprocal vehicular and pedestrian access to and from adjoining lots in order to achieve a unified circulation plan which minimizes curb cuts and provides pedestrian connections between uses.	X	BTS	Emerald Heights is a 38 acre site with an internal loop drive and existing sidewalks, ADA ramps, nature trail and pedestrian paths across the loop drive. There is parking on both sides of the drive in some areas. All the sidewalks lead to the main building.

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(f) Parking – Structured. (i) Structured parking should be designed to include articulated planes. The scale of parking structures **shall** be modulated by interruptions of the facades, setbacks, and lowering the first level below the existing grade (where the water table allows) to reduce total height. (ii) Facades of parking structures **shall** include a landscape treatment in addition to architectural screening from the SR 520 corridor. (iii) Parking structures **shall** have landscaping around the perimeter which will correspond to that used by the adjacent land uses and activities. Landscaping **shall** include, but not be limited to, a combination of shade trees, evergreen trees, shrubs, groundcovers, deciduous native and ornamental shrubs, and vines to further screen the structures. (iv) The top floor of parking structures should include landscape screening in areas, such as along the cornice and on the deck, either by trees or a screening trellis treatment if visible from residential zones or SR520. (v) Provide walkways in parking floors which have curbs or other barriers to protect from vehicular intrusion.	X	BTS	New sub-grade parking garage is proposed below the 3 residential levels. Portions of the parking level that are above grade are screened by landscaping, including green screens and a raised planters. There is an existing five to six foot high ivy fence along the property line adjacent to the public right-of-way, combined with existing and new landscape plantings. A planter above the parking level will feature cascading plantings to compliment the new loop trail. At the east end of the building, adjacent to the campus entry, 15-18' new evergreens combined with existing trees will create mid level screen from the campus entry driveway. The evergreens will reach 20'-30' in 10 years. There are existing significant trees and existing street trees providing a canopy at the 40'-50' level. The east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The north and west side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The code required minimum setback is 15' from the property line, while we are proposing 22 ft to 45 ft instead.
(f) (i-v) Continued (vi) For security, pedestrian routes shall be visible and avoid enclosed, hidden areas. Emergency call boxes should be available. (vii) Parking structures along the ground floor shall be enclosed with retail or office uses on the exterior, or where this enclosure is not feasible, the visual impact should be softened with landscaping or screening.	X	BTS	The proposed project setback from the property line along the south is 22 ft to 45 ft. This increased setback allows some existing trees to remain while allowing the existing pedestrian trail to continue looping around the campus, behind the new proposed buildings. Where tree removal is necessary, they will be replaced at a 1:1 ratio.
21.60.030 Community Space			
21.60.030(B) Pedestrian Plazas.			
(1) Intent.			
(a) To provide plazas that attract shoppers to commercial areas. In heavily used pedestrian areas, or in areas where increased pedestrian activity is desired, the area **shall** be designed as a pedestrian plaza.	N/A	BTS	
(b) Where appropriate in the business park and industrial areas as well as residential projects within the moderate- and high-density residential zones, plazas shall be provided to enhance the employees' and public's use of the space for passive activities, such as resting, reading, and eating lunch.	N/A	BTS	
(2) Design Criteria.			
(a) A pedestrian plaza should provide pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities. (i) Use trees and other landscaping to provide some shaded areas and a visual amenity.	N/A	BTS	

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(ii) To qualify as a "pedestrian plaza" an area must have: (A.) Pedestrian access (including handicapped access) into the plaza from the public right-of-way; (B.) Paved walking surfaces, such as concrete, brick pavers, or other type of paver; (C.) Security lighting on site or building mounted.	N/A	BTS	
(iii) A pedestrian plaza is encouraged to have: (A.) Site furniture. The design may use planters, rails, benches, retaining walls and other raised surfaces for seating. Cluster some seating for informal gathering and outside eating areas. Wherever possible, locate a majority of the seating for sun exposure, where views can be taken advantage of, and near to activity centers of a site such as at building entrances and at the intersection of walkways. (B.) Artwork, or amenities, such as fountains, kiosks, etc. (C.) Fountain	N/A	BTS	
(iv) A Pedestrian Plaza shall not have: (A.) Adjacent unscreened parking lots. (B.) Adjacent unscreened chain link fences. (C.) Adjacent "blank walls" without "blank wall treatment," such as landscaping, windows or murals.	N/A	BTS	
21.60.030(C) Pedestrian Facilities and Amenities.			
(1) Intent.			
(a)To enhance the visual character of buildings and to improve the pedestrian environment. (b)To provide a network of pedestrian connections, the level of facilities provided to support pedestrian activities can greatly encourage the use of the pedestrian network. These criteria outline the sufficient levels of pedestrian facilities and amenities to achieve safe, comfortable pedestrian circulation.	X	BTS	As described in Section 21.60.020 (H) (2) (a) (b) there is a network of pedestrian paths and a nature trail supporting pedestrian activities. Additionally, as an amenity for the Emerald Heights' residents, plazas are provided throughout the campus. A new centralized courtyard is proposed between the two new buildings with a canopy that connects the two main building entries. These plazas are provided for campus residents only. They provide areas for resting, reading, relaxation and will tie into the existing campus pedestrian walking trails.
(a-c) Continued To enhance the visual character of buildings and to improve the pedestrian environment by using the architectural elements of a building and landscaping to highlight and define the entrance.	X	BTS	A centralized courtyard is proposed between the two new buildings (over the single underground parking garage structure). A canopy spans the width of this courtyard, creating a highlighted entry point to the Courtyard buildings. This canopy connects the two main building entrances, both of which face the courtyard. Since this courtyard also serves as the fire department access lane, the canopy is set to a clear height that will allow a fire truck to drive under it while providing a covered area for residents. The entrance and lobby area of each building is highlighted with a vertical element, breaking up the length of the building. This element incorporates a feature wall material experienced within a double height entry foyer. Transparency through expansive glass allows views into the space, activating the entry. These building features include building extended setbacks and step backs, stepped parapets and roof overhangs, and traditional panel and lap siding painted neutral tones to blend both with the vegetation and match neighboring residential color schemes. Emerald Heights will also install approximately 60 ft of new sidewalk in the public right-of-way to replace an existing gravel path to match and extend the existing street sidewalks. Existing street trees in the area shall remain as is to maintain the streetscape currently enjoyed by the neighborhood.
(d)To encourage and facilitate the use of alternative modes of transportation.	X	BTS	There is a bicycle path along 176 Ave NE. Residents can utilize the nature trail and main loop drive for bicycling.

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(2) Design Criteria.			
(a) Except on exclusively multi-family, manufacturing, or industrial use buildings, portions of buildings that are adjacent to a pedestrian walkway or sidewalk **shall** provide overhead weather protection as follows: (i) The protection should be at least 48 inches wide along at least 80 percent of the building's front face. The weather protection may be in the form of awnings, marquees, canopies, or building overhangs. (ii) Canopies or awnings **shall** have a minimum clearance of eight feet above sidewalks and should not be more than 15 feet above the sidewalk at its highest point. (iii) The color, material, and configuration of the pedestrian coverings **shall** carry forward the architectural theme of the building. All lettering and graphics on pedestrian coverings must conform to Chapter 21.44 RZC, Signs.	N/A	BTS	This development is exclusively multi-family.
(b) Street-facing, ground-floor facades of mixed-use and retail structures **shall** include one or more of the following characteristics: (i) Transparent window area or window displays along at least 60 percent of the length of the ground floor facade. (ii) Sculptural, mosaic, or bas-relief artwork over 50 percent of the length of the ground floor facade. (iii) Other similar building design or landscaping feature approved by the City.	N/A	BTS	
(c) Enhance the primary public entries of all buildings by two or more of the following means: (i)Providing weather protection, such as an awning, canopy, marquee, or other building element, to create a covered pedestrian open space. (ii)Providing at least 100 square feet of landscaping at or near the entry. (iii)Providing pedestrian facilities, such as benches, kiosks, special paving, bicycle racks, etc. (iv)Providing a trellis, canopy, porch, or other building element that incorporates landscaping. (v)Providing site designed pedestrian-scaled lighting. (vi)Providing artwork or site designed pedestrian-scaled signs.	N/A	BTS	
(d) Site design should avoid creating potential entrapment areas.	N/A	BTS	
(e) Buildings should be arranged on the site to overlook pedestrian routes and parking areas to allow for informal surveillance of these areas.	N/A	BTS	
(f) Housing units, offices or other uses that allow for informal surveillance should surround courtyards and open spaces.	N/A	BTS	
(g) Arrange a mixture of uses to minimize isolated areas that may be unsafe.	N/A	BTS	
21.60.040 Design Concepts.			
(B) Buildings.			
21.60.040(B)(1) Architectural Concepts.			
(a) Intent.			

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(i)To ensure building design is based on a strong, unified, consistent architectural concept;	X	BTS	The building's architecture is a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional single-family-residence modulation, materials and colors.
(ii)To ensure that buildings portray a sense of high architectural integrity;	X	BTS	The proposed building is a continuation of the quality architecture recently constructed on campus. The new buildings take similar design elements from the recently completed Trailside building adjacent to this location while providing its own unique character that still blends with the campus architecture. Similar siding materials and colors are used with a change in exterior balcony style and a change in feature wall material that highlights the north facade lobby area.
(iii)To ensure that new buildings are appropriately designed for the site, address human scale, and become a positive element in the architectural character of the neighborhood;	X	BTS	Emerald Heights uses design elements and colors intended to correlate with adjacent residential developments while remaining cohesive with the campus architecture. These features include building setbacks and step backs, stepped roof parapets and roof overhangs, exterior balconies and traditional panel and lap siding patterns painted with neutral tones to blend both with the vegetation and match neighboring residential color schemes. These elements break up the facade to create a more human scale to the building.
(iv)To ensure that new buildings use high-quality building materials and architectural finishes in a manner that exemplifies craftsman quality and durability;	X	BTS	The proposed building will be clad with panel and lap siding and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill.
(v)Consider solar orientation and climate in siting buildings to promote energy conservation.	X	BTS	The south side of the building is lined with a variety of landscaping, including a mixture of shrubs, decidious and evergreen trees for screening to help minimize heat gain. The east and west facades are provided with modulation and roof overhangs.
(b) Design Criteria.			
(i)Building design should support the vision for the area as defined in the Comprehensive Plan, and development regulations.	X	BTS	See Design Criteria comments on p. 3 above for project compliance to the Comprehensive Plan and Zoning Code design requirements. See additional Design Criteria comments below.
(ii)The architectural composition, scale, elements, and details of a building should relate to the site' goals for the neighborhood and with the architectural scale (the scale of the building(s) in relation to surrounding development) and character of those surrounding developments that meet the intent of the City's design review criteria; (ii)To ensure buildings are based on human scale (the scale of the building and how it relates to the people that use it); (iii)To ensure that large buildings reduce their apparent mass and bulk on the elevations visible from streets or pedestrian routes ;(iv)To create a skyline that is visually interesting.	X	BTS	Picking up the context provided both by Emerald Heights' existing campus and the single-family development to the east, the proposed building employs a creative and contemporary interpretation of the existing architecture on the Emerald Heights campus, combined with more traditional SFR modulation, materials and colors. The two buildings are each provided with modulation that are pulled forward, pushed back, and rotated, responding to the curve of the property line and providing modulation to the building massing. Vertical elements and expansive glass define the building's common areas, which are located at the main entries and oriented towards the central courtyard, and contrast the predominantly solid character of the residential units. The centralized landscaped courtyard with a canopy that spans its width at the north end provides a welcoming front door to both of the building entries. The building height is at maximum 35 ft per code and is consistent with existing new and old buildings on the Emerald Heights Campus, the Redmond High School, and the allowable height of the residential neighborhood.

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	X	BTS	The proposed building will be clad with panel and lap siding, includes significant modulation with exterior balconies and facade "step backs" at various location and elevations, and will be painted muted tones to blend with the wooded environment and single family homes on Education Hill. Architectural materials and design elements are consistent with the City's design review criteria as evidenced by previous approvals, and the comments so far reviewed in the first two design review meetings for the assisted living project on the same campus. Further, the proposed development carries forward the treed/vegetated character of Education Hill by retaining significant trees where feasible and supplementing that vegetation with new trees. The new trees have been upsized along the east, adjacent to the campus entry, to create more low level screening right after construction. The new vegetation will grow to provide some screening for the proposed building and Emerald Heights campus blend with other developed areas in the Central Education Hill subarea.
(b) Design Criteria.			
(i)The apparent mass and scale of large buildings should be reduced through the use of modulation and articulation that provides a pedestrian scale and architectural interest. The building envelope **shall** be designed to maintain shoreline view corridors from the site and nearby properties.	X	BTS	Several strategies are used in the proposed design to achieve this requirement: a) The mass and scale of the project is split between two residential buildings over a single parking garage structure which serves as both a fire department access solution plus a visual break of the building length. b) Facade modulation is provided with offsets varying from 4 ft to 8 ft while creating architectural interest. c) The facade is articulated with large windows at common areas, in contrast with the smaller windows that correspond to interior dwelling unit design elements. d) The roof line is sloped up with extended eaves at the west and east ends providing contrast with the stepped parapet rooflines. e) The material pallet will correspond to that of the existing Emerald Heights buildings, and compliment the materials used on the homes across 176th. f) Exterior balconies at each dwelling unit add to the articulation of the facade design. There are no shoreline view corridors into or from the site.
(ii)Integration. Large buildings should integrate features along their facades visible from the public right-of-way and pedestrian routes and entries to reduce the apparent building mass and achieve an architectural scale consistent with other nearby structures.	X	BTS	See also (i) above. Note that no portion of these buildings are immediately adjacent to a public right-of-way. The far east end of Bldg B is adjacent to the campus entry driveway and is provided with the facade characteristics described in (i) above. These design strategies help create a more pedestrian oriented design partially visible through the landscape screen within the site. The building has been placed on the site to maintain several large existing trees. The landscape replacement will be done with larger than standard trees along this east end which within ten years should provide a pleasing screen from the campus entry viewpoint. The primary building entries have strong architectural elements that break down building mass while signaling entry location to users and visitors.
(iii)Facade Modulation. Building facades visible from public streets and public spaces **shall** be stepped back or projected forward at intervals to provide a minimum of 40 percent facade modulation unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section. The minimum depth of modulation **shall** be one foot and the minimum width **shall** be five feet.	X	BTS	See also (i) and (ii) above. Each of the building facades described above are modulated with 4 ft to 8 ft deep offsets (instead of the minimum 1 ft) at minimum 14 ft wide (instead of the minimum 5 ft) with a variety of lengths between them. This modulation in combination with exterior balconies that are approximately 5 ft deep create interest to the facade design beyond the minimum required facade modulation. Also, note that none of the facade are immediately adjacent to a public street or public space. Only the far east end of the building is adjacent to the campus entry driveway that may be partially visible from the public right-of-way where landscape screening is achieved with a combination of existing and new evergreen and decidious trees to minimize visibility of the buildings as you enter the

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(iv)Articulation. Buildings **shall** be articulated to reduce the apparent scale of buildings. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines or intervals and break up the flat surfaces of the facade. The following are ways to achieve building articulation:	X	BTS	See also (i) (ii) and (iii) above. Appropriate scale exterior enclosure materials similar to those used on previous Emerald Heights projects and complimentary to those used on single family residences are being used on the building facades. These include siding products both horizontal lap siding and panel systems; the panel systems will include reveal systems. Windows are scaled to be appropriate for residential construction. Stepped parapets, roof overhangs and exterior balconies will create visual interest and shadow lines reducing the building visual scale. The building does employ a strong top middle and base strategy.
(A.)Tripartite Articulation. Provide tripartite building articulation (building top, middle, and base) to provide pedestrian scale and architectural interest.	X	BTS	See (iv) above
(B.)Window Treatments. Provide articulated window treatments in facades visible from streets and public spaces for architectural interest and human scale with mullions, recesses, as well as applying complementary articulation around doorways and balconies. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors).	X	BTS	Windows in the residential units are large and divided to form a picture window/operable window combination in a variety of sizes. Dwelling unit types are stacked which allow for window arrangements to be uniform in clusters while allowing some variety between room types. Exterior balconies are also provided which gives both an added amenity to the residents of the dwelling units while also adding interest and articulation to the building facade.
(C.)Architectural Elements. The mass of long or large-scale buildings can be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, or columns. (See also RZC 21.60.040(B)(4), Building Details, Materials and Colors).	X	BTS	The mass of the project is reduced by breaking it down into two smaller buildings over a single parking garage structure, while also providing a solution for fire department access through the centralized courtyard. As noted in several other sections, the facade has other modulation components including window expressions, articulated roof lines and overhangs, exterior balconies, introduction of vertical components to break horizontal patterns, color and material changes at key locations.
(D.)Materials. When there is a change in the building plane, a change in the building materials, colors, or patterns is appropriate. (See also RZC.60.040(B)(4), Building Details, Materials and Colors).	X	BTS	Building material and pattern changes are often corresponding to color changes. Colors have been selected to compliment those of the existing buildings at Emerald Heights and the homes in the single family neighborhoods.
(E.)Landscaping. Provide a trellis, tree or other landscape feature within each interval. (See also RZC 21.32, Landscape Design).	X	BTS	The site is heavily landscaped with existing native landscape materials. The landscape design has been developed to preserve several large existing trees, and infill planting will be done with a combination of flowering plants, shrubs, standard trees as was indicated in earlier sections. Understory landscaping with native materials will be installed to create a natural look to the landscape in the setback area. See previous sections for more details on landscaping.
(F.)Upper Story Setback. Setting back upper stories helps to reduce the apparent bulk of a building and promotes human scale.	X	BTS	The upper story is not set back. No portion of the buildings is immediately adjacent to a public right-of-way. Instead of setbacks, varied heights of landscaping and planter boxes are used to help soften the building scale at the pedestrian level.
(G.)Small-Scale Additions. In retail areas, small-scale additions to a structure can reduce the apparent bulk by articulating the overall form. Clustering smaller uses and activities around entrances on street-facing facades also allows for small retail or display spaces that are inviting and add activity to the streetscape.	N/A	BTS	
21.60.040(B)(3) Rooflines.			
(a)Intent.			

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To promote detailed roof expression to create a variable roofline throughout and to create a skyline that is visually interesting.	X	BTS	The roof lines proposed are articulated in both the horizontal and vertical planes. The east and west ends propose a sloped roof structure with extended eaves. The roof extensions with soffits provide a visual break for the eye. The roof lines in between use a combination of stepped roof parapets and extended eaves above exterior balconies at each dwelling unit.
(b)Design Criteria.			
(i)Building rooflines visible from a public street, open space, or public parking area **shall** incorporate features to create a varied and visually distinctive roof form through features, such as prominent cornice or fascia, stepped roofs, emphasized dormers, chimneys, gables, or an articulated roofline.	X	BTS	The roof lines proposed are articulated in both the horizontal and vertical planes. The east and west ends propose a sloped roof structure with extended eaves. The roof extensions with soffits provide a visual break for the eye. The roof lines in between use a combination of stepped roof parapets and extended eaves above exterior balconies at each dwelling unit.
(ii)The width of any continuous flat roofline should not extend more than 100 feet without modulation. Modulation should consist of either one or a combination of the following treatments: (A.) For flat roofs or facades with a horizontal eave, fascia, or parapet with at least an eight-foot return, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth multiplied by the wall height (finish grade to top of wall) if the segment is 50 feet or less, or at least four feet if the segment is more than 50 feet in length.	X	BTS	The roof lines proposed are articulated in both the horizontal and vertical planes. The east and west ends propose a sloped roof structure with extended eaves. The roof extensions with soffits provide a visual break for the eye. The roof lines in between use a combination of stepped roof parapets and extended eaves above exterior balconies at each dwelling unit. All flat rooflines are well below 100 ft maximum allowed by code with proper vertical modulation as prescribed by code.
(B.) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.	X	BTS	The proposed project does not have gabled roofs.
(iii) Rooftops shall incorporate features which soften rectilinear forms and mechanical equipment and rooftop penthouses shall be architecturally incorporated into the design of rooflines or into the overall building design	X	BTS	Rooftop screening is provided around mechanical equipment using materials that blend with the overall building palette.
21.60.040(B)(4) Building Details, Materials and Colors.			
(a)Intent.			
To provide visual interest, distinct design qualities, and promote compatibility and improvement within surrounding neighborhoods and community development through architectural detailing and the use of sustainable and high-quality materials.	X	BTS	The mass and scale of the project is reduced by splitting it into two smaller buildings over a single parking garage while providing a solution to the required fire department access. The building foot prints are articulated in such a manner a to reducing the visual length of the building by modulations of 4 ft to 8 ft deep offsets at minimum 14 ft wide with a variety of lengths between them. This modulation in combination with exterior balconies that are approximately 5 ft deep create interest to the facade design beyond the minimum required facade modulation.
(b)Design Criteria.			
(i) Use building materials of high durability and high quality. The use of brick is encouraged on walls or as accents on walls. Large areas of rough-cut wood, wide rough-cut lap siding, or large areas of T-111, plywood, or similar materials are prohibited. Vinyl siding is prohibited on the ground floor of commercial buildings. Wood-textured cementations fiberboard products should be considered in lieu of wood siding for commercial buildings.	X	BTS	The building details, materials and colors selected create a visually coherent aesthetic within the existing Emerald Heights campus as well as blend with the adjacent single-family homes using neutral colors on residential style fiber cement siding, panels and windows

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(ii) Enhance buildings with appropriate details. The following elements are examples of techniques used on buildings to provide detail.	X	BTS	The building entries on the campus and Courtyard side highlight feature walls, visible from the exterior through expansive residential style aluminum-clad wood windows. Vertical massing nodes at the common areas and elevator/stair cores utilize rich, dark, fiber cement panels to provide a high contrast, sophisticated look, that is complimentary to the campus while working within its overall aesthetic framework. The facade is further articulated with exterior balconies, extended horizontal eaves and stepped parapets.
(A.)Detailed Treatment of Windows and Doors. Examples include decorative lintels, sills, glazing, door design, molding or framing details around all windows and doors located on facades facing or adjacent to public streets or parks.	X	BTS	Window and canopy treatments, add further articulation to the facade design.
(B.)Ornamentation. Examples include ornamental railings, grillwork, landscape guard, and trellises.	X	BTS	The landscape elements on the building site include a centralized courtyard with raised and stepped planter boxes, seating areas, water features, fire pit, stairway connection to the campus trail, and strategically located between the two main building entries with a canopy that serves as the entry gateway from the north. The building facade also has exterior balconies with glass rails that further articulate the facade design.
(C.)Distinctive Light Fixtures. Examples include lights with a decorative shade or mounting	X	BTS	The only exterior lights will be low landscaping lighting at the plazas and lights highlighting doors.
(D.)Varied Building Materials. Examples include patterned masonry, shingle, brick, or stone. Also, individualized patterns or continuous wood details, such as shingles in a geometric pattern, decorative moldings, brackets, wave trim or lattice work, ceramic tile, stone, glass block, carrera glass, or similar materials.	X	BTS	Exterior materials will be high quality wood like materials such as cementitious siding elements, and feature accent composite materials compatible with existing buildings on campus and in the neighborhood context. The lap siding utilized on the building is similar to what is used on the homes in the neighborhood
(E.)Artwork or Decorative Paving. The artwork may be freestanding or attached to the building, and may be in the form of mosaic mural, bas-relief sculpture, light sculpture, water sculpture, fountain, freestanding sculpture, art in pavement, or other similar artwork.	N/A	BTS	We are not utilizing any artwork as part of the proposed project. The centralized courtyard will have scored concrete for the finish surface.
(iii)Avoid the use of building features or design elements that incorporate corporate themes, logos, or colors which do not reflect the neighborhood and community context.	X	BTS	No logos are expected to be placed on the building except appropriate signage at the main entry.
(iv)High-quality and natural materials and methods should be used to accent visible building features (i.e., wood, stone, brick, etc.). Building design should incorporate and display the natural grain or texture of materials. Wood-textured cementations fiber board is also a preferred alternative to wood products for commercial buildings.	X	BTS	Exterior materials will be high quality wood like materials such as cementitious siding elements, and feature accent composite materials compatible with existing buildings on campus and in the neighborhood context. The lap siding utilized on the building is similar to what is used on the homes in the neighborhood
(v)Colors used on building exteriors should integrate a building's various design elements or features.	X	BTS	Colors will be compatible and complementary. The tones selected relate to the colors of the surrounding single family homes as well as the existing colors within the campus.
(vi)Accent colors should use color combinations that complement each other.	X	BTS	Colors will be compatible and complementary
(vii)Softer, muted or earth-toned colors are preferred; however, brighter colors may be approved when contextually appropriate.	X	BTS	Colors as noted in the sections above will complement the existing colors of the buildings on the Emerald Heights campus and the surrounding neighborhood.
(viii)Use accent colors in a way to enhance or highlight building design, and not in a manner that creates clutter or otherwise detracts from building design	X	BTS	Accent colors will be delightful and enhance the building design. The accent colors have been selected to blend with the single family homes in the surrounding neighborhood.

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21.60.040(B)(5) Multiple Building Design			
(a)Intent.			
To promote integrated multiple-building development that is coordinated with and enhances the surrounding built and natural environment, and is organized to meet the goals of Redmond's development regulations.	X	BTS	There are two residential buildings over a single parking garage structure proposed for this permit. They will be part of the existing Emerald Heights retirement residence campus with building design and circulation tied in with the overall campus design and programming. See previous comments above regarding building design compatibility with the existing campus structures.
(b)Design Criteria			
(i)Orient buildings to retain and offer views to, from, and through the site, where identified as public view corridors or shoreline views, by taking advantage of topography, building location, and style.	X	BTS	The buildings are oriented to provide views of the site landscape. The views will be "territorial" mostly into the trees that are immediately adjacent to the building within the setback. Views out of the site will be of the existing Emerald Heights main buildings and Circle Drive streetscape.
(ii)Buildings in groups should be related by common styles, materials, roof shapes, or other common or distinctive architectural element. Contrast should be provided by the use of varied materials, color, architectural detailing, building orientation, or building type.	X	BTS	The Emerald Heights campus' original building was constructed in the early 1990's and uses the architectural vernacular of that time: a gable roof with cream colored lap siding. Since then, there have been additions and new buildings. All the new buildings are a modern northwest design in keeping with the many new residential and multifamily designs down on NE 111th S, NE 116th St. and throughout Redmond. In order to create a transition between the single family developments built in the 1990's and the new modern design of Emerald Heights.
(iii)Consider solar orientation and climate in siting buildings to promote energy conservation.	X	BTS	By virtue of the site constraints, the building is generally oriented north south to minimize direct solar impact into the residential units while at the same time providing good exposure for morning and afternoon daylight. This orientation will minimize heat gain in the building.
(iv)Consider site design that minimizes clearing and grading and other disruptions to the natural character of the site.	X	BTS	The building will require the removal of trees and existing vegetation and require grading for the parking garage. We have located large storm water detention vaults at the north side of each building, under a landscaped planters to minimize site disruption. The outflow from the detention vault runs below the parking garage slab resulting in the preservation of several large existing trees. The building footprint has been articulated to align as close as possible to the shape of the property line to the south while providing a setback that ranges from 22 ft to 45 ft to save some existing significant trees mixed with new trees and other landscape elements described in previous sections above, including a meandering pedestrian trail to help soften the effects of required grading.
(v)Use site and building design for safety techniques described in RZC 21.60.040(B)(7). (vi)Orient buildings, entries, and activities to encourage use of outdoor areas and streets.	X	BTS	The centralized courtyard and its connection with the streetscape and campus loop trail will generate internal residential interaction on the campus. These outdoor spaces are designed to draw in residents from all parts of the campus.
(vii)Maintain adequate space between buildings to allow for landscaping or buffering. Avoid creating fragmented and unrelated landscape strips and edging.	X	BTS	The 38 acre campus has a variety of landscape themes. There are nicely landscaped courtyards, natural wooded areas, mature landscaping and lawn around the 1990's building and new drought tolerant and more native landscaping around the new buildings. There is a wide range of landscape buffers between the building and surface parking stalls. There is a courtyard between the two buildings that serves a dual funtion as both a centralized plaza for resident interaction and a required fire department access lane. On the south side of the building, Emerald Heights is proposing a setback anging from 22 ft to 45 ft from the property line, installing larger than code minimum trees along the east end, adjacent to the campus entry driveway and retaining the ivy covered fence as a buffer between the property and the street.

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(viii)In residential developments, incorporate open space, privacy, and separation, while maintaining safety, from adjacent units through careful location of building entrances, windows, fences, walls, and landscaping.	X	BTS	The proposed landscape planting design is a composite of native, northwest-adapted and ornamental trees, shrubs, groundcovers and vines. the planting plan consider the privacy and light for all the residential units with a mix of deciduous, evergreen and ornamental plants and trees.
21.60.040(6) Blank Walls			
(a)Intent.			
To reduce the appearance and mass of large walls through the use of various architectural and landscaping treatments.	X	BTS	The only "blank wall" condition, as defined in RZC 21.78 occurs at the grade level of Bldg A parking garage and Bldg B level L1, both of which face the centralized courtyard. Both facades are designed with multiple landscape elements including elevated and stepped planter boxes, benches, water feature, stairway connection to the walking trails and fire pit. With these features, the "blank" walls are not visible to the Courtyard users. Neither are visible from any public right-of-way. The elevated planters with shrubs and flowering plants add visual interest and soften the appearance of these walls. Refer to landscape plans for more details on this courtyard.
(b)Design Criteria.			
(i)Avoid the use of large, blank walls.	X	BTS	The only "blank wall" condition, as defined in RZC 21.78 occurs at the grade level of Bldg A parking garage and Bldg B level L1, both of which face the centralized courtyard.
(ii)All blank walls **shall** be treated in one or more of the following ways:	X	BTS	The only "blank wall" condition, as defined in RZC 21.78 occurs at the grade level of Bldg A parking garage and Bldg B level L1, both of which face the centralized courtyard. Both facades are designed with multiple landscape elements including elevated and stepped planter boxes, benches, water feature, stairway connection to the walking trails and fire pit. With these features, the "blank" walls are not visible to the Courtyard users. Neither are visible from any public right-of-way. The elevated planters with shrubs and flowering plants add visual interest and soften the appearance of these walls.
(A.)Installing windows or a vertical trellis in front of the wall with climbing vines or plant materials;	X	BTS	See response above.
(B.)Providing a landscaped planting bed at least five feet, zero inches, wide or raised planter bed at least two feet, zero inches, high and three feet wide in front of the wall, with plant materials that obscure or screen at least 50 percent of the wall's surface within three years;	X	BTS	Multiple raised and stepped planting beds are provided with varying heights and lengths all exceed the minimum requirements. Plants within the planting beds include shrubs and flowering plans with trailing groundcovers to add visual interest and soften the appearance of these walls.
(C.) Providing artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface;	X	BTS	We are not proposing art work for the façade of the building
(D) Proposing alternative techniques or by providing an architectural justification for the blank wall as part of the Design Review process.	X	BTS	The only "blank wall" condition, as defined in RZC 21.78 occurs at the grade level of Bldg A parking garage and Bldg B level L1, both of which face the centralized courtyard. Both facades are designed with multiple landscape elements including elevated and stepped planter boxes, benches, water feature, stairway connection to the walking trails and fire pit. With these features, the "blank" walls are not visible to the Courtyard users. Neither are visible from any public right-of-way. The elevated planters with shrubs and flowering plants add visual interest and soften the appearance of these walls.
21.60.040(7) Building Design for Safety			
(a)Intent			
To promote building designs which increase safety of employees, residents and visitors.	X	BTS	See comment below
(b)Design Criteria.			

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(i)Building design should allow for informal observation of exterior semi-public and public areas including play areas, open spaces, pathways, and parking lots. (ii)Areas such as laundry rooms and fitness rooms should incorporate windows to increase visibility (iii) Doors to stairways, parking, and similar areas should be open or have windows to allow users to see through to the other side. (iv) Increase personal safety by considering the following in the design of building entries. (A.) Avoid hidden building entries and ensure good sight lines into entries. (B.)Sufficiently light doorways and alcoves. (v) When security surveillance devices are proposed, they should be designed to blend with the site and buildings to the extent possible.	X	BTS	Building entries, pedestrian walkways and the loop drive are well lit with street lights and pedestrian scale bollard lights. The courtyard is visually open to the campus and provide lighting. The main entry into the campus includes a traffic bar and card key access or registration by the greeter is required to lift the gate. All visitors check into the campus at the concierge. All doors, except the main entrance, require card key access to enter the building. Additionally, all units in the independent living and the new assisted living building require card key access. All exterior doors have exterior lights on the building highlighting the door.
(C) Landscaping			
21.60.040(C)(1) Planting Design			
(a) Intent.			
(i)Planting design is an integral part of the overall site and community design and should complement the architecture, other site elements and the visual appearance of the neighborhood, as well as the Northwest environment. The landscape plan should help reduce impacts to and create a transition to adjacent natural features, such as critical areas and shorelines. The landscape plan should be based on a well-defined concept addressing criteria for function, design, horticulture, maintenance, and irrigation.	X	BTS	The proposed landscape design will visually connect and integrate with the existing campus landscape. It will be supplemented with native and native adapted trees, shrubs and groundcovers to maintain the wooded feel of the campus while preserving, where practical, and adding to the existing established trees and vegetation around the building perimeter. The landscaping on the east end, adjacent to the campus entry driveway, will blend with the adjacent existing trees to provide sufficient screening to help soften the building facade visible as you enter the campus. The new trees along the east end will be 15-18 feet high at installation. There are no critical areas or shorelines adjacent to this project.
(ii)The planting design should be a composition of plant materials that creates an appropriate visual character, such as stylized, formal, informal, or natural. The design should include a suitable combination of trees, shrubs, groundcover plants, vines, lawns and herbaceous material, including native and Northwest-adapted plants. The number, size and arrangement should be carefully selected to balance color, texture, form, line, proportion, and scale in both the horizontal and vertical plane.	X	BTS	The proposed landscape planting design is a composite of native, northwest-adapted and ornamental trees, shrubs, groundcovers and vines. The mix of plant materials enhances both the vertical and horizontal planes, providing color and texture year round while complimenting the form and architecture of the proposed building. The mix of native, native-adapted and ornamental trees provide a varied scale and height, providing screening, a sense of scale to address the building height and seasonal color and interest. The mix of evergreen and deciduous native, native-adapted and ornamental shrubs provide a middle layer of texture and color with color and year round interest. The native, native-adapted and ornamental groundcovers provide texture, colors and interest at ground level. Emerald Heights is proposing a significant setback from the south property line which is adjacent to Redmond High School, ranging from 22 ft to 45 ft. Within that setback, Emerald Heights will combine existing trees with new trees along the meandering pedestrian trail along the south.
(b) Design Criteria			

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(i)Retention and Enhancement of Existing Vegetation. Preserve as much native noninvasive vegetation as possible, particularly adjacent to buffers of critical areas and shorelines. Replant developed areas with stands of non-dwarf evergreens in natural and random patterns where possible.	X	BTS	The design shall consist of a centralized courtyard with a connection to perimeter plantings and a wood chip trail that ties with the existing campus trail system. The east and south perimeter landscape will consist heavily of native trees, shrubs and groundcover plantings to blend in with the existing native plant palette. The west and north side will include a variety of ornamental shrubs and groundcovers to add seasonal color and interest. The code required setback is 15' from the property line. The proposed project setback from the property ne at the south varies from 22 ft to 45 ft. This increase setback allows a combination of existing trees to add to the character of the meandering pedestrian trail along the south. Where tree removal is necessary, they will be replaced at a 1:1 ratio. There are no buffers of critical areas being disturbed as part of this project.
(ii)Usable Open Space and Public View Corridors. Provide space on site for active or passive recreational purposes. When located in an identified public view corridor, this open space may also provide views through a development to important features, such as the Lake Sammamish, Sammamish River, and the river valley; Bearing addition to landscape buffers around the perimeter of parking lots;	X	BTS	As stated above, there are no public view corridors adjacent to this project.
21.60.040(C)(2) Parking Lot Landscaping			
(a) Intent.			
(i) To improve the aesthetic appearance of parking lots;	X	BTS	See Design Criteria comments below.
(ii) To reduce the summertime heat and glare buildup within and adjacent to parking lots;	X	BTS	See Design Criteria comments below.
(iii) To provide landscaped areas within parking areas	X	BTS	See Design Criteria comments below.
(iv) To provide screening and break up the expanse of paved areas.		BTS	See Design Criteria comments below.
(b) Design Criteria.			
(i)Cluster interior parking lot landscaping when possible to conserve significant portions of existing tree cover as an amenity to the site. (See also Chapter 21.30 RZC, Landscaping.) (ii)Disperse interior parking lot landscaping throughout a parking lot when no significant existing vegetation exists.	X	BTS	The proposed parking lot landscape design maintains the current landscape characteristic of the campus, and shall be an extension of the proposed plantings around the perimeter of the new building. The mix of native, native adapted plants and shade trees will help improve the general appearance of the parking area, while reducing heat and glare. The combination of shade trees, shrubs and groundcovers will provide a landscape buffer between the new parking and building, effectively screening the parking and reducing the summer heat loads. The shade trees will provide adequate cover within a short timeframe.
(iii)Shade trees **shall** be used to shade parking lots and driveways to reduce summer heat loads.	X	BTS	Trees will be provided in the parking islands for shade where feasible.
(iv)Provide landscaped areas within parking areas in addition to landscape buffers around the perimeter of parking lots to effectively screen vehicles.	X	BTS	There is landscaping proposed in the parking islands and landscape buffers between the parking stalls and the building and courtyard.
(v)All parking lots **shall** be planted with sufficient trees so that within 10 years 50 percent of the surface area of the lot is shaded. Additionally, parking lots **shall** be screened from streets by non-bermed landscaped treatments.	X	BTS	Surface parking for the proposed project is primarily not visible from the public street.
(D) Accessory Standards.			
21.60.040(D)(1) Screening for Garbage/Recycling Enclosures and Rooftop Mechanical.			
(a) Intent.			

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(i)To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar uses on other on-site uses, the street environment, adjacent shoreline areas and other public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.	X	BTS	See Design Criteria comments below.
(ii)To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.	X	BTS	See Design Criteria comments below.
(b) Design Criteria			
(i) Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (trash dumpsters, compactors, and mechanical equipment) **shall** be located away from highly visible areas, such as streets, pedestrian walkways, and public shoreline areas, to minimize visual, noise, or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.	X	BTS	All trash and recycling will be collected by staff and deposited into a trash room located within the parking garage. All exterior utility/mechanical equipment will be screened with landscaping or located on the rooftop and screened from view. There are no public shoreline areas or public view corridors adjacent to this project.
(ii) All garbage receptacles and recycling bins not located within parking garages shall be enclosed by a freestanding enclosure that is architecturally consistent with the building. Locate waste receptacles in areas convenient for on-site use and accessible for collection.	X	BTS	All trash and recycling receptacles will be stored within a trash room located within the parking garage.
(iii) Service elements and outdoor storage areas (dumpsters, refuse, and recycling collection areas) shall be screened from view with a solid visual barrier using materials and colors consistent with the design of the primary structure(s) on the site and at a minimum shall be as high as the service element being screened. Utility cabinets and small-scale service elements may be screened with landscaping or structures.	X	BTS	All trash and recycling will be collected by staff and deposited into a trash room located within the parking garage. All exterior utility/mechanical equipment will be screened with landscaping or located on the rooftop and screened from view.
(iv) All mechanical equipment, including air conditioners, heaters, vents and similar equipment, rooftop and ground-mounted, shall be fully screened from public view both at grade and from higher buildings with the exception of solar panels and roof-mounted wind turbines. Screening shall be located so as not to interfere with operation of the equipment. All mechanical equipment shall meet the applicable requirements of the Uniform Mechanical Code and Uniform Plumbing Code and: (A.) The screening materials shall be of material requiring minimal maintenance and shall be as high as the equipment being screened. (B.) For ground-mounted equipment, landscaping may be used if a solid screen is provided at time of planting. (C.) For rooftop equipment all screening devices shall be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories, or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood generally shall not be used. Louvered designs are acceptable if consistent with building design style.	X	BTS	Mechanical units are strategically clustered around vertical elements within the architectural composition. Screening elements shall be as tall as the equipment used, to ensure screening from the existing residential units within the campus and from the campus loop roadway. None of the mechanical units are visible fro the public ROW. The unit clusters utilize the elevator core overrun, and the screening wall that provides a visual extension of this vertical element, balanced between the buildings. The screening wall creates a volume that accentuates the vertical language. The screening walls will be metal louvers, painted to blend with the color and material scheme of the building. Utility equipment on the ground will be screened with a combination of landscaping and fence materials that blend with the building facade design.

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DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
	Applicant Evaluation	City Staff Evaluation	
(v) Design screening with consideration of views from adjoining hillsides and from other areas of high public visibility, such as streets and shoreline areas, with special consideration for views from SR 520, Redmond Way, other major arterials, Marymoor Park, and the Sammamish River Trail.	X	BTS	There are no public shoreline or view corridors adjacent to this property. The site slopes down towards the east. Screening as described above will be more than sufficient to block views from the campus loop roadway. None of the utilities are visible from any public right-of-way. Trash is located in the parking garage of the proposed project and collected by Emerald height's staff and transported to the trash collection bins back in the service area. The service area is not visible to the public.
(vi) Design and select landscaping and structural materials of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements of (c.) above.	X	BTS	Service elements are within the building and not visible to the public. Mechanical units on the roof are to be screened from view.
(vii)Screening should incorporate landscaping.	X	BTS	Utility equipment on the ground will be screened with a combination of landscaping and fence materials that blend with the building facade design.
(viii)All utility meters **shall** be fully screened from view from a public right-of-way. If enclosed in cabinets visible from public rights-of-way, exterior surfaces **shall** be finished with material compatible and complementary to the architecture of the building. (A.) Screening structures **shall** comply with the Building Code and a building permit may be required. Applicants may wish to contact the Building Division for all requirements.	X	BTS	Utilities are located at grade, on the west end of the building, and will be screened from view using materials consistent with the rest of the campus. The gas meter and generator fill station are hidden behind a landscaped area. Adjacent landscape will provide added screening from the loop roadway. None of the utilities are visible from any public right-of-way.
21.60.040(D)(2) Storm Water Facilities.			
(a) Intent.			
(i)To provide options for storm water facilities that are visually attractive;	X	BTS	Sub-grade storm detention vaults will be located at the north side of each building, under landscaping. The landscape elements directly above this vault allows this area to blend with the surrounding design features rather than highlighting a concrete vault.
(ii)To incorporate open storm water facilities into project site design and landscaping as a design amenity for active or passive recreation;	N/A	BTS	
(iii)To avoid potential hazards between persons and storm water facilities.	N/A	BTS	
(b) Design Criteria.			
(i)Design storm water facilities to appear as naturally occurring features.	N/A	BTS	There are no new bio filtration swales proposed for this project. There are two existing storm detention ponds northeast of the property and within the campus property that will remain as is. See Intent comment above regarding storm detention vault
(ii)Storm water facilities **shall** be designed to address the following: (A.)Incorporate screening elements and landscaping into bio filtration swale design so the swale is located and designed as an attractive landscaping feature.	X	BTS	Sub-grade storm detention vaults will be located at the north side of each building, under landscaping.
(B.)The swale or pond **shall** be oriented so it does not impede pedestrian circulation or shared parking between two or more properties.	N/A	BTS	
(C.)Trees may be planted near bio filtration swales as long as they are a minimum of eight feet from the swale and they will not inhibit vegetative growth within the swale.	N/A	BTS	
(D.)Drainage swales **shall** be planted with shrubs or grasses (sedges, for example) which are tolerant to standing water or wet conditions.	N/A	BTS	

CITY OF REDMOND
DESIGN STANDARDS CHECKLIST

DESIGN STANDARDS – INTENT See RZC Article III for the complete text of the Intent Statements and Design Criteria. The Design Criteria are suggested methods to achieve the intent.	Significant Design Issue Achieved or Not Applicable		COMMENTS
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(E.)Pedestrian bridges are acceptable where such crossings are necessary.	N/A	BTS	
(F.)Incorporate landscaping and screening to visually enhance the swale without reducing maintainability and sun exposure.	N/A	BTS	
(G.)Adjacent to natural shoreline areas, above-ground storm water facilities **shall** be landscaped with native plants, and should include snags, nest boxes or other habitat features as appropriate for the scale, function and location of the facility.	N/A	BTS	There are no shorelines adjacent to this project.